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The Hollies Hare Street, Buntingford, SG9 0DZ

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## Price Guide £780,000

This stunning 2,123 sq ft four-bedroom home offers immaculate, show-home presentation throughout and has been exceptionally well maintained. The spacious open-plan living area features a striking sky lantern above the dining space, creating a bright and uplifting setting for everyday living and entertaining. Underfloor heating runs throughout the ground floor, enhancing comfort and adding a touch of luxury. A separate lounge provides a cosy retreat, while an additional reception room offers flexibility as a fifth bedroom, playroom or second sitting room. There is also a dedicated study, practical utility room and a convenient ground-floor W/C.

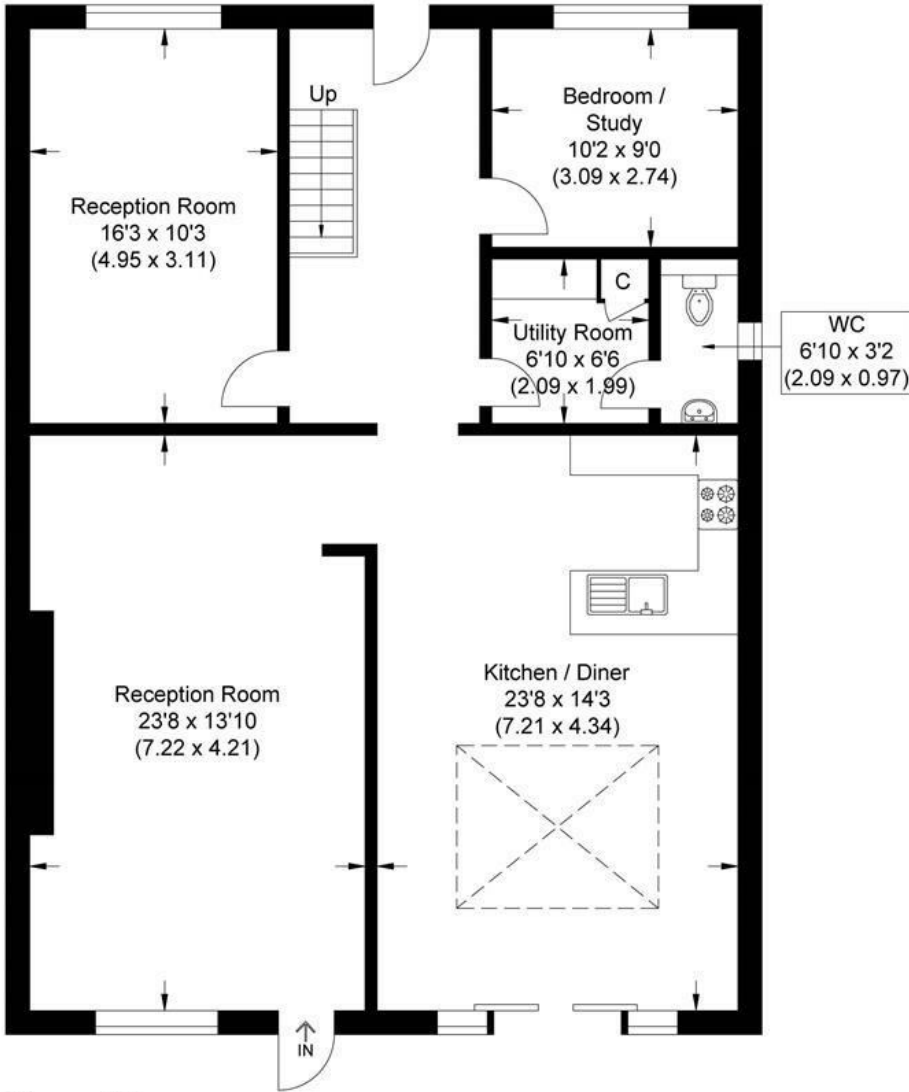
Upstairs, the impressive master bedroom includes a dressing area and a luxurious ensuite. All bedrooms benefit from walk-in wardrobes, ensuring excellent storage.

Outside, the property offers parking for up to four cars. Located in a desirable village, it is within easy walking distance of the local pub and enjoys the charm and convenience of village life. High ceilings throughout add to the sense of space, making this an exceptional home in every way.

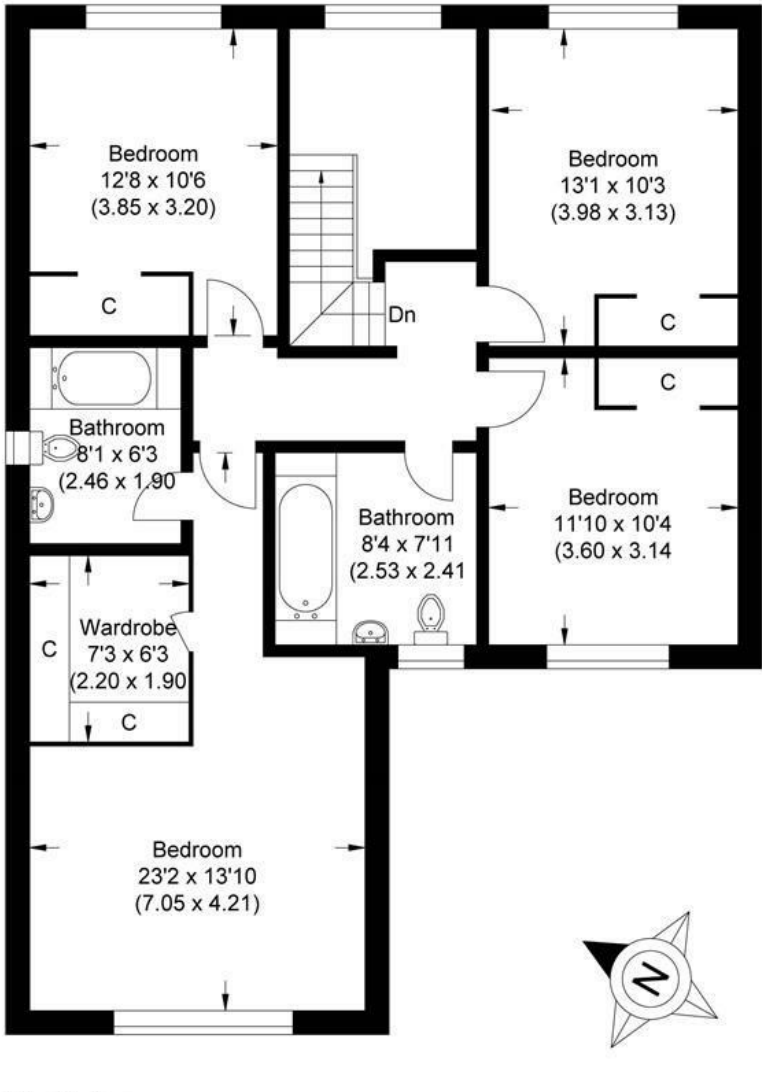
- 2,123 sq ft four-bedroom home
- Two further reception rooms (one could be a bedroom 5)
- Master bedroom suite that includes a dressing room and large en suite shower room
- 3 further bedrooms on the first floor
- Good size rear garden plus two parking spaces to front and two to rear
- Stunning kitchen/dining room with a partly vaulted ceiling
- Convenience of a utility room and cloakroom
- Family bathroom with jacuzzi bath
- Electric central heating, underfloor to the ground floor and radiators to the first floor
- NO CHAIN - Seller is moving abroad



Approximate Gross Internal Area  
197.24 sq m / 2123.07 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



### **Vaulted Hall**

High window to front.

### **Study**

Window to front.

### **Playroom/2nd Reception Room/Bedroom 5**

Large window to front.

### **Utility Room**

Cupboard housing the Electric boiler and the pressure system. Plumbing for automatic washing machine. Door to:

### **Cloakroom**

Low flush WC with concealed cistern. Vanity wash hand basin with mixer tap, splashback tiling plus tiling to floor and one wall.

### **Kitchen/Breakfast Room**

#### **Kitchen Area**

Excellent range of wall and floor units with built in double oven, fridge freezer, and dishwasher. Attractive white work surfaces with splashback tiling to one side., shaped in single drainer with single basin sink unit and mixer tap. Built in hob with extractor above. The work surface extends extensively to provide a large breakfast bar, room enough for bar stools to the rear.

#### **Dining Area**

A vaulted room with sky light. Double set of sliding doors lead to the patio. Opening leads to:

#### **Main Lounge**

Half glazed door to rear and window to rear.

#### **Galleried Landing**

Access to loft.

#### **Master Bedroom Suite**

Large window to rear. Large double radiator.

#### **Dressing Room**

Range of full height hanging and storage units.

#### **Ensuite Shower Room**

Large double shower unit with glass sliding doors. Dump shower head and hand held unit. Vanity wash hand basin. Low level WC with concealed cistern. Part tiled surrounds. Heated towel rail. Electric shaver point. Window to rear.

#### **Bedroom 2**

Window to front. Good size alcove/cupboard. Double radiator.

#### **Bedroom 3**

Window to rear. Good size alcove/cupboard. Double radiator.

#### **Bedroom 4**

Window to front. Large alcove/cupboard. Double radiator.

#### **Family Bathroom**

Large Jacuzzi bath, also with hand held showering unit. Vanity wash hand basin with mixer tap. Low flush WC with concealed cistern. Part tiled walls and tiled floor. Heated towel rail. Electric shaver point.

### **OUTSIDE**

#### **Front Garden**

Pathway leads to front door with oak beamed porch above. Lawns to the left of the path. Hedge border to the right leads to parking for 2 cars. To the right of the property there is a communal drive that leads to a further two parking bays for this property next to and at the rear of the back garden.

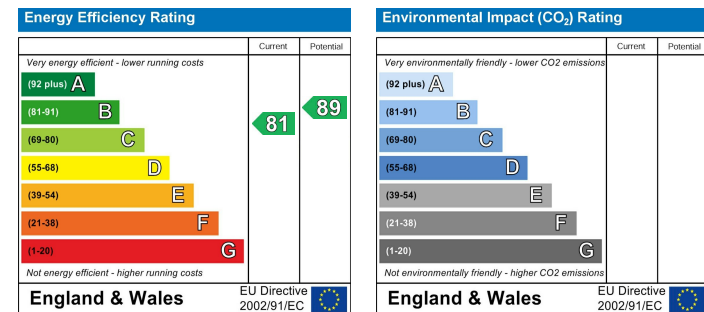
#### **Rear Garden**

Large patio area directly behind with steps leading up to the raised lawn. Fencing to all sides. Gate to side.

#### **Agents Note**

Loft un-boarded with light.

Electric central heating, underfloor to the ground floor and radiators to the first floor.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.







